

NEPHI CITY
COUNCIL MEETING
December 16, 2025

The Nephi City Council met in regular session in the council chambers of city hall located at 21 East 100 North at 7:00 p.m. Tuesday, December 16, 2025.

Those present were:

Mayor	Justin D. Seely
Council Member	Shari Cowan
Council Member	Travis L. Worwood
Council Member	Jeramie Callaway
Council Member	Skip Worwood
City Administrator	Seth Atkinson
City Attorney	Brittany Tellez
City Recorder.....	Leslee Anderson

Absent: Council Member JD Parady

Guests: Ruth Bonzo (Library Director), Hailey White, Brayden White, Kent Cloward, Cory Thomson, Myrna Trauntvein (Press), Donald W. Ball, Sara Samuelson (Assistant City Administrator/Finance Director), Joran Carter, Amber Painter, Tate Douglas, Richard White

Mayor Seely welcomed everyone and convened into regular meeting. 7:00 pm

PRAYER: City Attorney, Brittany Tellez

PLEDGE OF ALLEGIENCE: Council Member Skip Worwood

PRESENTATION TO COUNCIL MEMBER SKIP WORWOOD

Skip Worwood was honored for his 8 years of service as a Nephi City Council Member. The Mayor presented him a challenge coin and a plaque with a hammer engraved with the phrase "Hammer Down," a phrase Skip used often in council meetings when something needed to be decided or done. Skip was praised for his dedication, wisdom, and community service. During Skip's 8 years of service, he was involved as the council member liaison on the library board, planning and zoning commission. He was also the event and parade coordinator for a time. Priorities during his tenure on the council included water rights, code enforcement, and planning for the city's growth. Councilor Worwood served as mayor Pro Tem the last two years of his terms.

Councilor Worwood expressed his pleasure and honor to serve Nephi city.

Council Members and staff expressed their admiration and gratitude for Skip's service.

CONSENT AGENDA

Councilor Shari Cowan made a motion to approve the consent agenda including Council Meeting Minutes from 12-2-2025, Work Session Minutes from 12-9-2025, and Approval of Claims dated 12-15-2025. Councilor Jeramie Callaway seconded the motion. The motion passed unanimously.

RATIFICATION OF HIRING

The Nephi City Police Department recently hired Zack Weaver as a new officer. Councilor Callaway who participated on the interview board made a motion to ratify the hiring of Zach Weaver. Councilor Skip Worwood seconded the motion. The motion passed on unanimous vote.

PUBLIC COMMENT

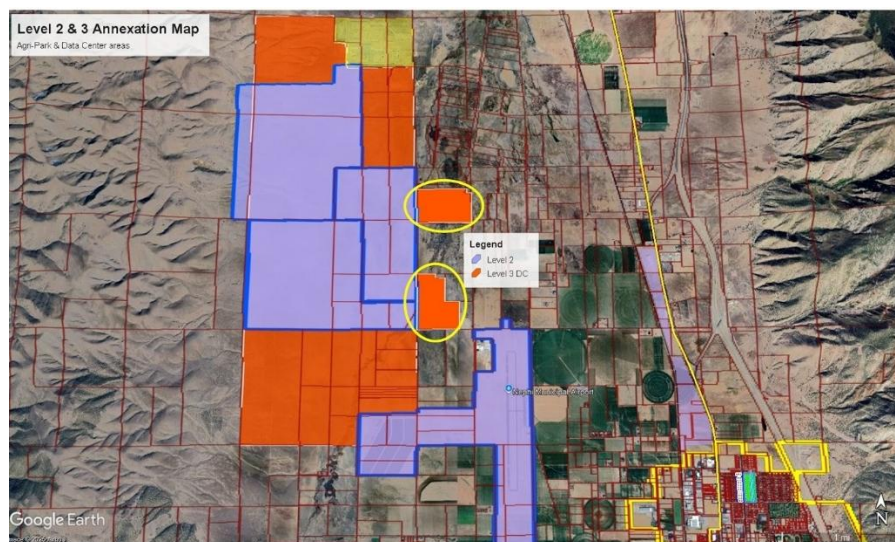
- Brayden and Hailey White addressed the council concerning a flooding issue at their home (296 E 400 N) ever since JCI came and installed water lines. He feels the installation of the neighbor's new curb and gutter will increase the problem. They had talked to the public works director about putting in a storm drain on the corner. Mr. White was given options to put in curb and gutter around his home. He would have to move his garage and backfill to build up the sidewalk. The storm drain fund was just recently instituted and does not have the funds for a storm drain right now. Mr. White asked what his other options were. The council agreed to look into the issue and get back to Brayden and Hailey.

ANNUAL MEETING SCHEDULE

The annual meeting schedule was presented to the council. Councilor Skip Worwood made a motion to approve the meeting schedule for the 2026 calendar year. Councilor Travis Worwood seconded the motion. The motion passed unanimously.

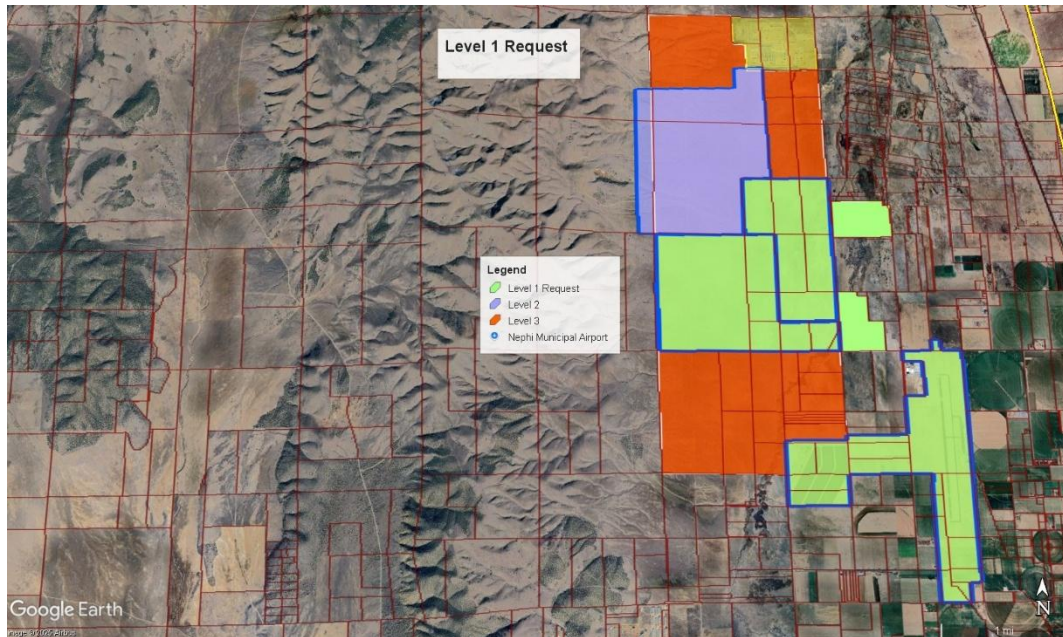
PLANNING ITEMS

a. ANNEXATION AREA MAP CHANGE



The colored portions of the map are being considered for annexation. City Administrator presented the map and to additional pieces to the council for approval. The north circled area shows a parcel that extends further to the east than originally noted. The lower circled property is an additional property that the data center developers would like to add to the area. This is the general area that city staff has recommended that electrical infrastructure be placed. The planning commission reviewed the two parcels and is recommending it to the City Council. Staff feel that the analysis for Level 2, which was completed for the neighboring parcels also applies to these two additional parcels.

Certain parcels have now been requested by developers to be made a Level 1 in preparation for annexation (Shown in green in the map below).



The city is preparing a development agreement currently, and it is on the work session agenda for Council review. The development agreement will help note the items that will need to be included in any annexation agreement. Some of the properties to the south are city-owned and are also requested to be included as part of the area being made Level 1. Councilor Travis Worwood made motion to approve the yellow circled properties to be added to the annexation area map. Councilor Shari Cowan seconded the motion. The motion passed on unanimous vote.

Councilor Skip Worwood moved to approve the moving of the yellow circled properties to level 2. Councilor Jeramie Callaway seconded the motion. The motion passed unanimously.

Councilor Shari Cowan made a motion to approve the green property shown in figure two to be made a level one in preparation for annexation. Councilor Travis Worwood seconded the motion. The motion passed on unanimous vote.

DATA PRIVACY POLICY

Seth Atkinson presented a draft of the city's data privacy policy. The privacy policy draft complies with state law and mirrors a template that many cities are using. He described other steps

needed to comply with the state's requirements: 1) identify areas of non-compliance or improvement that can be instituted. The city will need to update certain forms to refer customers to the policy. 2) The state also wants local governments to identify areas where the city shares, sells, or purchases personal identifiable information. There are no instances where the city is engaging in those activities at present. 3) The city will also need to identify where the city is engaging in high-risk processing activities. The only area that may meet the criteria is the use of Flock cameras for law enforcement purposes.

Councilor Skip Worwood made a motion to approve the Data Privacy Policy. Councilor Shari Cowan seconded the motion. The motion passed unanimously.

OUT OF STATE TRAVEL POLICY

In a recent City Council meeting, the Council expressed a desire to change the policy to place the approval more with the city staff administration and to have it be an informational item for the City Council. Administrative staff will ensure that the travel requests are within the current biennial budget and are related to the city department's needs.

Councilor Travis Worwood moved to approve the updated Out of State Travel Policy. Councilor Jeramie Callaway seconded the motion. The motion passed on unanimous vote.

CONTRACT AMENDMENT FOR BOWEN & COLLINS—NEBO HEIGHTS PROJECT

Seth Atkinson described the need to amend the contract with Bowen and Collins. The Nebo Heights Sewer Lining Project is currently in the design process. Bowen & Collins and Associates contracted with Twin D to collect the necessary video inspections of the sewer to assess the status of the sewer and to provide the needed information to rehab and line the sewer lines. During the video inspection process several obstacles were encountered that had to be remedied to complete the video process: removing tree roots and protruding sewer services from sewer main line. This does not impact the overall cost of the project, but it does change the timeline of when this cost is paid.

Councilor Jeramie Callaway made a motion to approve the amendment to the Bowen and Collins contract. Councilor Skip Worwood seconded the motion. The motion passed unanimously.

ADMINISTRATIVE AND COUNCIL UPDATES

- Mr. Atkinson announced no work session next week 12-23-25.
- Ms. Cowan wished everyone a Merry Christmas.
- Mayor Seely announced that the National Guard Building is close to being completed. They had to replace the floor.
- As part of the County's 250 celebration the travel council gave the city council and staff socks.
- Mayor also announced the Travel Council's calendar that is available. The city has some for distribution.
- New Mayor and city council picture is scheduled for December 19 at 4 pm.
- Skip wished everyone a Merry Christmas and said, "Hammer down for next year!"

Work Session 7:38 pm

1. Ute Stampede Volunteers
 - a. We are no longer allowed to use the Search and Rescue from the sheriff's office to help with safety during the parade.

- b. The city is trying to get volunteers early to help. Perhaps do a little training and have a vest for visibility.
- 2. Fingerprinting machine
 - a. Police department would like to use money they have saved in the capital projects fund to purchase a fingerprinting machine.
 - b. Sheriff's office has one, but only available certain days and the police department has been receiving requests.
 - c. The council discusses the potential impact of the fingerprinting machine on the community and its revenue potential.
- 3. Joint Development Agreement
 - a. Mr. Atkinson explained the drafted agreement with Set Square. The council discussed the terms of the agreement, including capacity reservation and power generation.
 - b. The council agreed to hold off on finalizing the agreement until the study from PacifiCorp is received to show capacity reservation needed.
 - c. The council discusses the potential impact of the agreement on the city's utilities and finances.
- 4. Zone Change Discussion
 - a. Mr. Atkinson informed the council of a potential zone change request from the CC zone (Central Commercial Zone) to the CU2 zone (Combined Use 2 Zone) for the purpose of building a duplex.
 - b. The public hearing on the zone change December 10, 2025, addressed community concerns regarding high density and potential impacts on the neighborhood.
 - c. The planning commission recommended the zone change to a CU2.
 - d. The council considered the implications of the zone change and the community's feedback.

MOTION TO CONVENE INTO CLOSED MEETING 8:07 pm

Councilor Skip Worwood made a motion to convene into closed meeting to discuss character and competence of an individual and purchase of real property. Councilor Shari Cowan seconded the motion. The motion carried on the following roll call vote:

Jeramie Callaway: Yes

Shari Cowan: Yes

JD Parady: Absent

Travis Worwood: Yes

Skip Worwood: Yes

ADJOURN 8:45 pm

I, Leslee Anderson, Nephi City Recorder, hereby certify that the foregoing minutes represent a true, accurate, and complete record of the meeting held on December 16, 2025. This document constitutes the official minutes of the Nephi City Council Meeting.

Leslee Anderson